

# **Design Statement**

**Proposed alterations and extension to form bar and restaurant**

**SAVOY PARK HOTEL**

**16 Racecourse Road**

**Ayr**

**KA7 2UT**

**For Savoy Park Hotel**



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## **Introduction**

Positioned in the AYR II Conservation area, 16 Racecourse Road, Savoy Park Hotel, is a family run 16 bed hotel with restaurant and function facilities.

Built in 1885 by James A Morris and originally called the 'Red House' the building is a good example of the 'Arts and Crafts' style and is Grade B listed.

As with a number of large villas along Racecourse Road is set in large mature garden grounds and has been developed both in use but also size.

The current climate for leisure based uses is difficult due to ever increasing running costs, competitive market and the impact of the Covid pandemic.

The current owners recently bought the venue from a long term proprietor with a view to increase the income stream and build on the existing character of the building and grounds.

## **The Site**

Being close to the town centre and the Low Green / Esplanade Savoy Park Hotel has a number of advantages for a hotel, restaurant and function venue.

The building and interior provides a high quality environment for celebrations and is a good example of the style and era of when it was built.

The site is surrounded by a number of similar buildings but also a number of flatted developments being built on older plots or garden areas of the larger period villas.

Established garden areas and tree groupings are protected with a general TPO for the area though has suffered from a lack of ongoing maintenance to reinforce the continued health of the individual trees.

The original 'Red House' has had a number of extensions in years past. Most notably on the north and south elevations there are large flat roofed stair accesses and service buildings. These are built from facing brick and detract from the original detailed sandstone elevations.

There is a one storey sandstone 'wing' to the north-west of the building that has been used a workshop and store for a number of decades. Externally it provides a pleasant boundary to the rear garden though internally shows signs of its use with damaged interior finishes and no ceilings in part.

## **Design Proposal**

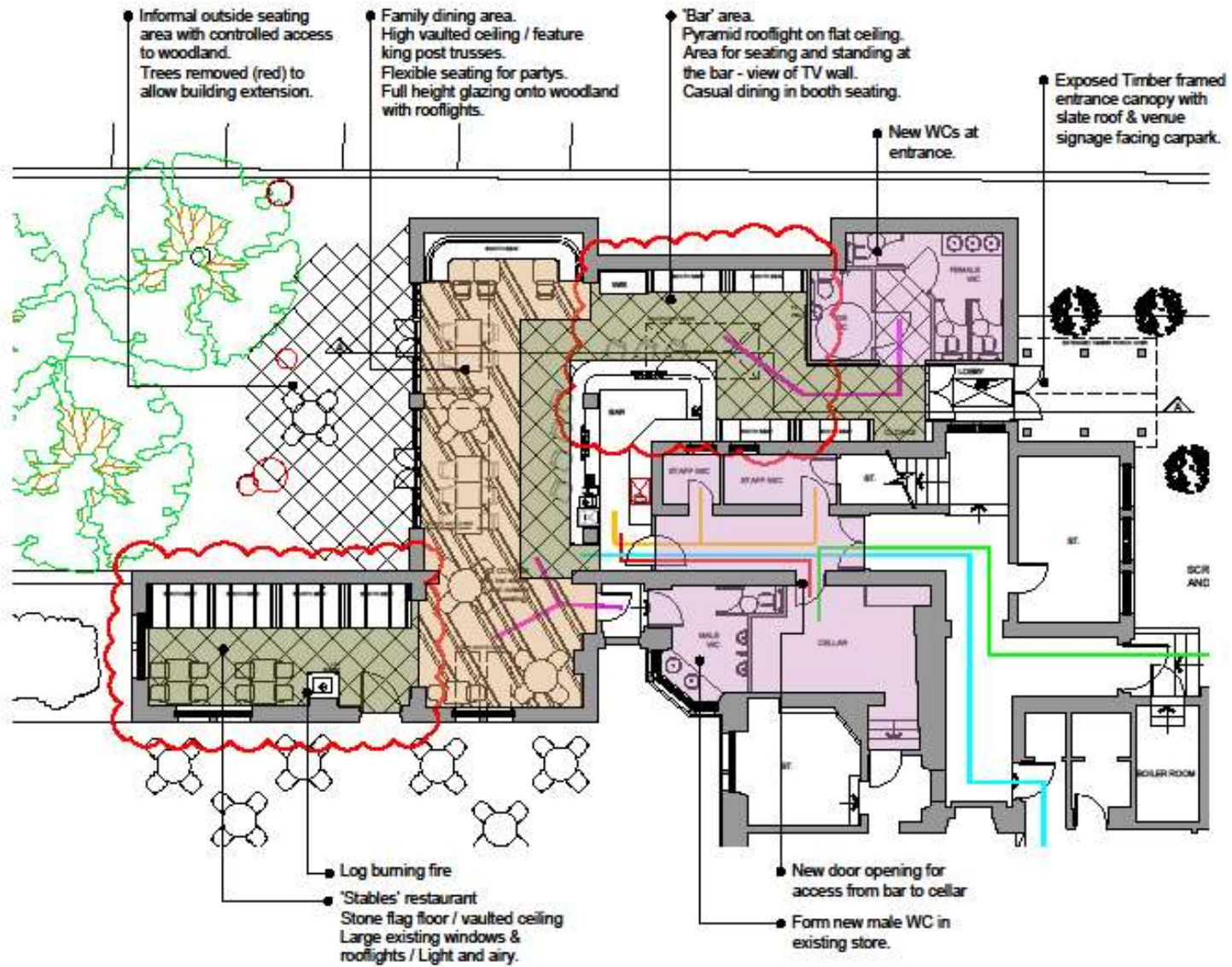
The requirement for an additional income stream has highlighted the fact that the hotel has a undersized bar area for the restaurant and function suite.

It also has limitations to the use ie if there is a large wedding using the function rooms and bar there is no space for the restaurant to function.

During times when there are no functions on it is impossible to then develop the restaurant trade and establish a more consistent reputation and income stream.

The proposal of adding a separate bar / restaurant with separate access means this can trade 7 days a week without interruption of a function.

The existing building can dedicated its use to the staying guests and functions whist re using and extending the workshop areas can add a bar / restaurant to the layout.



The proposed bar and restaurant will reuse the workshops and extend north into the area of ground beside the service access. The new single storey building will wrap around this elevation and create a porch and entrance just in front of the service wing. This will provide a visual link to the carpark to attract customers.

The new building will be single story using the pitched slated roofs to the front and rear. This will be joined together with a hidden flat roof with a rooflight.

This will provide adequate space for a bar, restaurant and family dining areas along with the necessary WCs and back of house areas.

The number of covers should be in the region of 60.

Externally the visible elevations will be clad with timber and have a significant amount of glazing into the woodland area. There are a number of existing trees that have been identified to be removed. These are detailed in the tree report attached with this application.

Generally there are a number of trees affecting built structures and some are in danger of falling due to their condition.

A woodland garden to the west of the new building is proposed allowing the existing trees to thrive and new planting to occur at a lower level.

This layout allows the new building to share the existing kitchens, stores and delivery routes to the main hotel.

Screening of the delivery points to the front of the building will be via timber fencing and a 'colonnade' of potted trees.

Interiors will be bright and airy with vaulted exposed ceilings with minimal alterations to the existing building.

Reuse of the stone and refurbishing the existing windows and doors is key to the overall appearance.

Access will be maintained onto the established garden via the existing wing and a new external seating area will be established in the woodland. This will be used in daylight hours only.

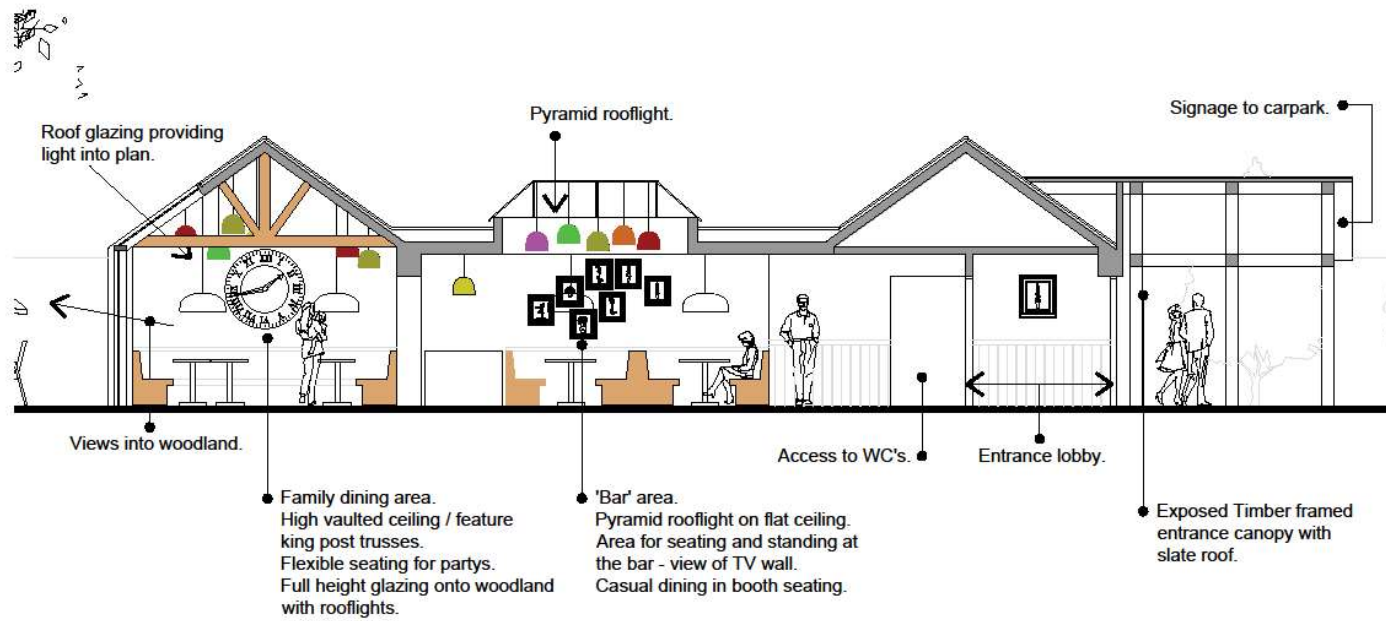
Existing carpark areas are established to the front of the hotel and it is envisaged that the new bar and restaurant will appeal to the large residential catchment area.



Example images of the development and interior.







## **Summary**

The alterations and development of a restaurant and bar at the Savoy Park Hotel will not impact onto the main front elevation as it is separated by the mass of the service extension. This sits back from the road elevation and is considerably lower than the main mass of the building. The alterations have minimal alteration to the grade B listed building and retain as much of the existing.

As the use of the building relies on its continued success the additional income stream is vital to this.

The proposal is in keeping with the current use and is similar to a number of local hotel / restaurant venues.

Screening from neighbours will reduce any impact of the proposal and provide a further leisure facility to the area, encouraging tourism beneficial to the wider area.